

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 1**

1. CALL TO ORDER

The regular meeting of the Charter Township of Superior Board of Trustees was called to order by Supervisor Emily Dabish Yahkind at 7:00 p.m. on February 18, 2025, at the Superior Charter Township Hall, 3040 North Prospect Rd, Superior Charter Township, Michigan.

2. PLEDGE OF ALLEGIANCE

Supervisor Dabish Yahkind led the assembly in the Pledge of Allegiance.

3. ROLL CALL

The board members present included Supervisor Emily Dabish Yahkind, Clerk Angela Robinson, Treasurer Lisa Lewis, Trustee Sarah Devereaux, Trustee Dana Greene, Trustee Brenda McKinney, and Trustee Ken Schwartz.

Absent: None

4. ADOPTION OF AGENDA

The motion was made by Clerk Robinson and supported by Trustee McKinney to add under new business the motion to accept the resignation of Keith Lockie as Superior Township Controller.

The motion carried unanimously.

The motion was made by Supervisor Dabish Yahkind and supported by Trustee Greene to move New Business items 11-H through 11-N for approval under the Consent Agenda.

The motion carried unanimously.

The motion was made by Trustee Greene and supported by Clerk Robinson to move item 11- G “Discussion Regarding Garrett’s Space Conservation Easement and Possible Deed Restriction” under 11-A in New Business.

The motion carried unanimously.

The motion was made by Trustee Schwartz and supported by Treasurer Lewis to adopt the agenda as reorganized.

The motion carried unanimously.

Documents submitted at the table will appear at the end of these minutes.

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 2**

5. CITIZEN PARTICIPATION

A. CITIZEN COMMENTS

- **Dave Phillips**, Cherry Hill Rd., emphasized that such a large financial deficit is unprecedented within Superior Township and requested that once the audits are completed that a report is provided to the public explaining where all the money was spent.
- **Bernice Lindke**, Allen Mark Dr., explained that the previous supervisor instructed the controller not to communicate with the board, which led to poor decision-making. She emphasized the need for the controller to address the board directly. She inquired about the interest rate on the T-Bills, expressed concerns regarding reappointment processes, and encouraged progress on the Garrett's Space project.
- **John Nydam**, 7379 Warren Rd., requested that the board follow up with the Washtenaw County Road Commission regarding repairs to Curtis Rd. and Warren Rd.
- **Jerry Constance**, 7225 Warren Rd., asked Trustee Schwartz if he ever investigated the maintenance on Warren Rd as requested many years ago.
- **Crystal Lyte** expressed frustration over delays with the Garrett's Space project and called for immediate action. She noted that neither she nor Commissioner Somerville had heard from the Supervisor and emphasized the importance of communication. She finished by announcing the beginning of the demolition for the East side Washtenaw County Community Recreation Center.
- **Jordan Greene**, Stamford Rd., acknowledged that her husband, Trustee Dana Greene, serves on the board but emphasized that her remarks reflected her own independent views. After touring the future residential area of Garrett's Space, she was very impressed by their commitment to providing support for people struggling with mental health. She voiced concern over "not in my backyard" sentiments expressed at previous meetings and urged the community to support Garrett's Space in their mission to create a lifesaving environment for young people.
- **Brenda Baker**, Ashton Ct., provided an update from the Committee to Promote Superior Township, highlighting an infographic update, a library display showcasing local businesses, and a submitted article for the *Superior Scenes* newsletter. She also expressed concerns regarding Garrett's Space, appointments to the Board of Review and the Planning Commission.
- **George Degrood**, Geddes Glen, expressed his strong support for Garrett's Space and urged the Board to move the project forward as soon as possible.
- A **Resident of South Lyon** shared a heartfelt story about knowing Garrett, who was a close friend of his son. He described Garrett as brilliant, likable, and the kind of person anyone would want as a neighbor or house guest. Garrett's passing remains a painful memory, and he emphasized the project's potential to save lives and urged the board to move the project forward.
- **Pam Hughes** shared her gratitude towards Garrett's Space and how much the mental health services there have helped her son. She urged the board to move forward on the project without delay.
- **Ralph Katz** addressed the mental health crisis in the United States and asked how many more people will go without mental health services before action is taken.
- **Mark Creekmore**, National Alliance on Mental Illness, explained that Washtenaw County lost 15 inpatient residential beds when Trinity Health closed its inpatient unit in Chelsea, MI. He stated that Garrett Space is a unique opportunity that is much needed, especially since the closing of that unit, and he hoped the project moves forward as quickly as possible.

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 3**

- **Cadence Towler**, a 16-year-old former Superior Township resident, shared her experience living through the COVID-19 pandemic and emphasized the adverse effects many young people experienced during that time. She strongly supported Garrett's Space stating that it would help people of all ages and should definitely move forward.
- **Emily Adkison-Hoyt** expressed concerns that Garrett's Space is shifting from a Conservation Easement to a Deed Conservation Restriction. She explained that Conservation Easements offer better third-party oversight and protection, unlike the Deed Restriction, which leaves Garrett's Space in control with vague terms. She urged the Board to stick to the original Conservation Easement plan for stronger preservation.
- **Kelly Goolsby**, Community Health Worker, emphasized the need for community mental health and Garrett's Space. She asked the board if they hired help for the building inspector and what action they had taken regarding the money owed to the township by Sycamore Meadows.

6. SUPERVISOR COMMENTS

- **Supervisor Dabish Yahkind** clarified to the public that the Garrett's Space development agreement was signed in October of the previous year, and no board members have attempted to obstruct the process. She emphasized her commitment to following the agreement precisely. She explained that the concept of a deed restriction was introduced less than two weeks ago, and the township's attorney, Mr. Lucas, will discuss it further later in the meeting. Supervisor Dabish Yahkind assured the public that there have been no intentional delays or added hurdles, and that the township is responding as promptly as possible.

7. CONSENT AGENDA

The motion was made by Clerk Robinson and supported by Treasurer Lewis to approve the Consent Agenda with the removal and adding of the following amendments:

- Remove communication letter EEOC Closure Notice
- Adding New Business Items 11-H through 11-N

A. APPROVAL OF MINUTES

1. **DECEMBER 12, 2024, SPECIAL MEETING (approved with edits)**
2. **DECEMBER 16, 2024, REGULAR MEETING (approved with edits)**
3. **JANUARY 21, 2025, REGULAR MEETING**

B. REPORTS

1. **SUPERVISOR REPORT**
2. **BUILDING DEPARTMENT**
3. **FIRE DEPARTMENT**
4. **PARKS AND RECREATION COMMISSION MINUTES**

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 4**

- 5. SHERRIFF'S REPORT**
- 6. UTILITY DEPARTMENT**
- 7. ASSESSING DEPARTMENT**
- 8. PLANNING AND ZONING DEPARTMENT**
- 9. ACCOUNTING REPORT**
- 10. MONTHLY FINANCIAL REPORTS, DECEMBER 2024**

C. COMMUNICATIONS

- 1. C2PST**
- 2. JOHN MACKSON LETTER**
- 3. TREASURER LEWIS "THANK YOU" LETTER**
- 4. ANSWER TO DAVE PHILLIPS LETTER TO THE BOARD**
- ~~**5. EEOC CLOSURE NOTICE**~~
- 6. LAND PRESERVATION EVENT**
- 7. GARRETT'S SPACE LETTERS**

8. ITEMS REMOVED FROM THE CONSENT AGENDA

- A. EEOC CLOSURE NOTICE

9. ITEMS REMOVED FROM NEW BUSINESS ADDED TO CONSENT AGENDA 11H-11N

1. (11-H) Motion to renumber Resolution 2024-58, entitled, "*Approve the Updated Policy and Procedure for the Use and Operation of Township Pool Vehicles, Township-Owned Vehicles, and the Use of Private Vehicles for Township Business*" to 2024-58A, and the Resolution entitled "*Adopting General Appropriations Act Millage Rates for 2025*" is renumbered 2024-58B.
2. (11-I) Motion to renumber Resolution 2024-59, entitled "*Approving Garrett Space Development Agreement*", to 2024-59A, and the Resolution entitled "*Adopting General Appropriations Act: 2025 Budgets for All Funds*" is renumbered 2024-59B.
3. (11-J) Motion to renumber Resolution 2024-60, entitled "*Establishing and Appointing Members to the Zoning Ordinance Rewrite Steering Committee*", to 2024-60A, and the Resolution entitled "*Reporting of Township Controller to the Township Clerk*" is renumbered 2024-60B.
4. (11-K) Motion to renumber Resolution 2024-61, entitled "*Approving Purchase of Heavy-Duty Equipment for the Utility Department*", to 2024-61A, and the Resolution entitled "*Approving the Purchase of Fire Nozzles and Appliances Using FEMA Assistance to Firefighters Grant Funds*" is renumbered 2024-61B.
5. (11-L) Motion to renumber Resolution 2024-62, entitled "*Sale of Trailer-Mounted Generator for the Utility Department*", to 2024-62A, and the Resolution entitled "*Allocating Remaining ARPA Funds*" is renumbered 2024-62B.
6. (11-M) Motion to renumber Resolution 2024-63, entitled "*Approving the Replacement Fence for Prospect Pointe Lift Station*", to 2024-63A, and the Resolution entitled "*Affirming the Salary of the Clerk*" is renumbered 2024-63B.
7. (11-N) Motion to renumber Resolution 2024-64, entitled "*Accepting the Michigan Natural*

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 5**

Resources Trust Fund Grant Agreement for the Superior Greenway Nature Preserve Acquisition”, to 2024-64A, and the Resolution entitled “*Affirming the Salary of the Treasurer*” is renumbered 2024-64B.

The motion carried unanimously.

10. UNFINISHED BUSINESS

A. ORDINANCE NO. 159, AMENDING DANBURY PARK MANOR TAX EXEMPTION, SECOND READING

A motion was made by Trustee Greene and supported by Treasurer Lewis to approve the ordinance.

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**ORDINANCE AMENDING
DANBURY PARK MANOR TAX EXEMPTION ORDINANCE NO. 159**

First Reading: January 21, 2025

Second Reading: February 18, 2025

WHEREAS, this amendment was introduced on January 21, 2025.

NOW THEREFORE, BE IT RESOLVED that the Charter Township of Superior ordains:

Amendment to Add Section 159.09A. Ordinance 159, the Charter Township of Superior Danbury Park Manor Tax Exemption Ordinance is amended by adding a new Section 159.09A. Section 159.09A shall read in its entirety as follows:

Sec. 159.09A. Service charge constitutes a lien on property.

The service charge shall constitute a lien on the housing project property and improvements, effective at the same times and enforceable in the same manner as general property taxes.

Amendment to Add Section 159.09B. Ordinance 159, the Charter Township of Superior Danbury Park Manor Tax Exemption Ordinance is amended by adding a new Section 159.09B. Section 159.09B shall read in its entirety as follows:

Sec. 159.09B. Collection of service charge.

The service charge as determined by this division shall be payable in the same manner as general property taxes, except that the annual payment shall be paid on or before August 15 of each year during which the exemption is in effect. The entire tax collection procedure provided by the General Property Tax Act; (MCL 211.1 et seq.)

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 6**

shall be effective and utilized with respect to such payment, including, but not limited to, the provisions providing for interest and penalties on late payments, return of delinquent taxes, tax lien, and the sale of lands for delinquent taxes. In the event of a delinquency in the payment in lieu of taxes, the township shall issue a tax bill for the premises and include the required payment as a delinquent tax. In its discretion, in the event of a delinquent payment, the township may also declare a default.

Amendment to Add Section 159.09C. Ordinance 159, the Charter Township of Superior Danbury Park Manor Tax Exemption Ordinance is amended by adding a new Section 159.09C. Section 159.09C shall read in its entirety as follows:

Sec. 159.09C. Service charge lien.

In the event Housing Development is sold, transferred, or refinanced by the Sponsor or a related entity of the Sponsor, any delinquency owed to the Township pursuant to this Ordinance shall remain in full force and effect and without further action by the Sponsor or the Township to otherwise change, alter or amend this Ordinance. Further, said delinquency shall constitute a lien on the Development until such time as the delinquency and all accrued service charges and interest are paid in full.

Amendment to Add Section 159.09D Ordinance 159, the Charter Township of Superior Danbury Park Manor Tax Exemption Ordinance is amended by adding a new Section 159.09D. Section 159.09D shall read in its entirety as follows:

Sec. 159.09D. Default.

In addition to the remedies set forth Sections 159.09A, 159.09B and 159.09C, in the event Sponsor is more than six (6) months delinquent in paying the required annual payment, the Township may file suit in the appropriate court in Washtenaw County, Michigan to collect any and all such delinquencies a related entity of the Sponsor, any delinquency owed to the Township pursuant to this Ordinance shall remain in full force and effect and without further action by the Sponsor or the Township to otherwise change, alter or amend this Ordinance.

Section 5. Saving Clause.

All provisions of Ordinance 159, the Superior Charter Township Danbury Park Manor Tax Exemption Ordinance, not amended by this ordinance, remain in full force and effect.

Section 6. Publication and Effective Date.

This Ordinance shall be published by posting in the Office of the Clerk, 3040 N. Prospect, Ypsilanti, 48198, and on the Township website - www.superior-twp.org - pursuant to Section 8 of the Charter Township Act, being MCL 42.8(3)(b) within thirty (30) days following the final adoption thereof. This Ordinance shall become effective upon publication All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 7**

Roll Call: Supervisor Dabish Yahkind, Trustee Devereaux, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson, Trustee Schwartz
Nay: None
Absent: None

The motion carried unanimously.

B. RESOLUTION 2025-02, APPROVE APPOINTMENTS TO THE BOARD OF REVIEW

A motion was made by Trustee McKinney and supported by Trustee Devereaux to approve the resolution.

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO APPROVE SUPERIOR TOWNSHIP APPOINTMENTS
TO THE BOARD OF REVIEW**

RESOLUTION NUMBER: 2025-02

DATE: JANUARY 21, 2024

APPOINTMENTS

TO: Superior Township Board of Trustees

SUBJECT: Superior Township Appointments

Board of Review Appointments to be made effective immediately:

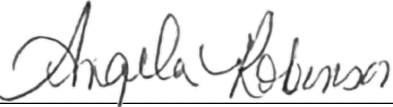
James Switala; term expires January 2027
John G. MacNicol; term expires January 2027
Brian G. Clark; term expires January 2027

NOW, THEREFORE, BE IT RESOLVED, that the Board members are hereby duly appointed to serve on the committees, commissions, boards, and authorities of Superior Township, as outlined above, and shall undertake their respective roles with the dedication and expertise required to further the goals and responsibilities of these bodies.

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 8**

CERTIFICATION STATEMENT

I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board held on February 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.



Angela Robinson, Township Clerk

02/18/2025
Date Certified

Roll Call: Supervisor Dabish Yahkind, Trustee Devereaux, Treasurer Lewis, Trustee McKinney, Trustee Schwartz
Nay: Trustee Greene, Clerk Robinson
Absent: None

Motion carried 5 to 2.

11. NEW BUSINESS

A. DISCUSSION REGARDING GARRETT'S SPACE CONSERVATION EASEMENT AND POSSIBLE DEED RESTRICTION

A motion was made by Trustee McKinney and supported by Trustee Devereaux to approve Garrett's Space Deed Restriction.

Roll Call: Supervisor Dabish Yahkind, Trustee Devereaux, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson, Trustee Schwartz
Nay: None
Absent: None

Motion carried unanimously.

The motion was approved unanimously. However, it was noted that not all of the recommended supporting documents were available for review during the vote. These documents will be shared and reconsidered at the March meeting.

B. RESOLUTION 2025-07, RESOLUTION TO APPROVE SUPERIOR TOWNSHIP APPOINTMENT TO THE PLANNING COMMISSION

The motion was made by Trustee McKinney and supported by Trustee Devereaux to approve the resolution.

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO APPROVE SUPERIOR TOWNSHIP APPOINTMENT
TO THE PLANNING COMMISSION**

RESOLUTION NUMBER: 2025-07

DATE: FEBRUARY 18, 2025

PLANNING COMMISSION:

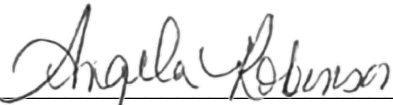
**Planning Commission Appointments to be made effective
immediately:**

Robert Steele, Term Expires February 2028

NOW, THEREFORE, BE IT RESOLVED, that the board member is hereby duly appointed to serve on the committees, commissions, boards, and authorities of Superior Township, as outlined above, and shall undertake their respective role with the dedication and expertise required to further the goals and responsibilities of these bodies.

CERTIFICATION STATEMENT

I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board of Trustees held on February 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.



Angela Robinson, Township Clerk

02/18/2024
Date Certified

**Roll Call: Supervisor Dabish Yahkind, Trustee Devereaux, Trustee Greene, Treasurer
Lewis, Trustee McKinney, Clerk Robinson, Trustee Schwartz**
Nay: None
Absent: None

The motion carried unanimously.

**C. RESOLUTION 2025-08, RESOLUTION TO APPROVE AMENDED LEASE AGREEMENT
BETWEEN SUPERIOR CHARTER TOWNSHIP PARKS AND RECREATION
COMMISSION AND WILLOW RUN ACRES REGARDING CLAYHILL COMMUNITY
FARM AND GARDEN**

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 10**

Trustee Schwartz left the room at this time.

The motion was made by Treasurer Lewis and supported by Trustee Devereaux to approve the resolution.

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO APPROVE AMENDED AGREEMENT
BETWEEN SUPERIOR CHARTER TOWNSHIP PARKS & RECREATION
COMMISSION AND WILLOW RUN ACRES REGARDING
CLAYHILL COMMUNITY FARM AND GARDEN**

RESOLUTION NUMBER: 2025-08

DATE: FEBRUARY 18, 2025

WHEREAS, the Charter Township of Superior is a Michigan municipal corporation that provides public services to residents of the Township, especially services that support the well-being of families in the QCT; and,

WHEREAS, Willow Run Acres created a self-sustaining community farm (Clay Hill Farm Market), on the southeast corner of MacArthur Blvd. and Harris Rd. in the Charter Township of Superior. Clay Hill Farm Market allows people of all ages and backgrounds to grow, harvest and sell produce obtained from the land, while also allowing space for building community, and economic stability for the residents; and,

WHEREAS, the Township Planning Commission recommended the rezoning of the land stated in the following agreement for the purpose of the Clay Hill Farm Market; and,

WHEREAS, the Township Board of Trustees approved unanimously the rezoning of the land stated in the following agreement for the purpose of the Clay Hill Farm Market; and,

WHEREAS, on January 21, 2025, the Township approved an amendment to the lease agreement between the Township and Willow Run Acres to extend the term of the lease from ten years to fifteen years, contingent on Willow Run Acres securing grant funds for Clay Hill Community Farm and Garden; and

WHEREAS, the parties now desire to further amend this lease by adding language and setting a deadline for securing such grant funding.

NOW, THEREFORE, BE IT RESOLVED the Charter Township of Superior Board of Trustees hereby further amends the agreement between the Charter Township of Superior Parks &

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 11**

Recreation Commission and Willow Run Acres concerning Clay Hill Community Farm and Garden which was executed on February 3, 2025 to add the following language to the amended lease:

In the event WRA fails to secure such an award by no later than August 1, 2025, this amendment to the lease shall be null and void and the lease term will revert to original lease term of ten (10) years.

Roll Call: Supervisor Dabish Yahkind, Trustee Devereaux, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson
Nay: None
Absent: Trustee Schwartz

The motion carried unanimously.

D. RESOLUTION 2025-09, RESOLUTION TO APPROVE THE PURCHASE OF LAPTOPS FOR ELECTION PRECINCT USE

The motion was made by Trustee McKinney and supported by Treasurer Lewis to approve the resolution.

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO APPROVE THE PURCHASE OF LAPTOPS
FOR ELECTION PRECINCT USE**

RESOLUTION NUMBER: 2025-09

DATE: FEBRUARY 18, 2025

WHEREAS, the need for updated and functional laptops for election precincts use has been identified to comply with current operational and technical requirements set by the State of Michigan/Election Security Reimbursement program, ensuring the precinct operates smoothly and efficiently;

WHEREAS, the total cost for purchasing 5 laptops is \$3,678.20, with the requirement that the laptops meet updated specifications necessary to support precinct operations;

WHEREAS, the State of Michigan will reimburse up to \$1,000 per precinct, based on the amount spent, for a total reimbursement of up to \$5,000, to help offset the total cost of the laptops;

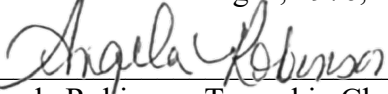
NOW, THEREFORE, BE IT RESOLVED that the Charter Township of Superior authorizes the purchase of 5 laptops totaling \$3,678.20 to meet the updated operational and technical requirements for election precinct use, ensuring the precinct runs efficiently;

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 12**

BE IT FURTHER RESOLVED that the Charter Township of Superior requests reimbursement from the State of Michigan of up to \$1,000 per precinct, based on the amount spent, for a total reimbursement of up to \$5,000, to offset the cost of the laptops.

CERTIFICATION STATEMENT

I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board of Trustees held on February 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.



Angela Robinson, Township Clerk

02/18/2024
Date Certified

Absent: Trustee Schwartz

The motion carried unanimously.

E. RESOLUTION 2025-10, RESOLUTION TO APPROVE THE AGREEMENT FOR RENTAL HOUSING CERTIFICATION CONSULTING SERVICES

Trustee Schwartz returned to the meeting at this time.

A motion was made by Trustee Devereaux and supported by Trustee Greene to approve the agreement.

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO APPROVE THE AGREEMENT FOR RENTAL HOUSING
CERTIFICATION CONSULTING SERVICE**

RESOLUTION NUMBER: 2025-10

DATE: FEBRUARY 18, 2025

WHEREAS, this agreement is entered into this 18th day of February 2025, by the **Superior Charter Township** hereinafter referred to as the “Client” and **Carlisle/ Wortman Associates, Inc.** hereinafter referred to as the “Consultant.”

WHEREAS, The Client desires to engage the Consultant to provide assistance with rental housing certification services.

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 13**

NOW, THEREFORE, BE IT RESOLVED in consideration of the foregoing, and of the mutual agreement hereinafter set forth, the parties hereto legally intending to be bound hereby do agree for themselves and their respective successors and assigns as follows:

SECTION 1.0 - RENTAL HOUSING CERTIFICATION CONSULTING SERVICES

The Consultant for its part agrees to provide services in accordance with the items listed in **Exhibit A - Scope of Services** attached hereto and other provisions of this Agreement.

SECTION 2.0 - REPRESENTATION AND COMMUNICATIONS

It is understood and agreed that **Ben Carlisle** and **Brent Strong** will represent the Consultant and that **Emily Dabish Yahkind** will represent the Client in all matters pertaining to the execution of this Agreement. From time to time, the Parties may identify other or additional personnel to assist in the execution of matters pertaining to this Agreement.

SECTION 3.0 – PAYMENT FOR SERVICES

- 3.1 For services described under this agreement and Exhibit A - Scope of Services, the Consultant shall be paid in accordance with the rate schedule and fees listed in **Exhibit B – Rates & Fees**.
- 3.2 The Consultant shall present the Client an invoice each month based on work performed in the previous month. Invoices shall be paid within thirty (30) days after receipt by the Client.

SECTION 4.0 - CLIENT RESPONSIBILITY

The Client shall be responsible to maintain its BS&A Bldg.NET software program (or an acceptable alternative), provide a suitable work space, and provide necessary supplies and postage for program mailings for the Consultant’s use to administer the Scope of Services.

SECTION 5.0 - OWNERSHIP OF MATERIALS

- 5.1 Any work product, materials, and documents produced by the Consultant pursuant to this Agreement shall be and remain property of the Client and shall not be made subject to any copyright unless authorized by the Client. The Consultant hereby assigns to the Client the copyright to all works prepared, developed, or created pursuant to the services outlined in this Agreement, including the rights to: (1) reproduce the work; (2) prepare derivative works; (3) distribute copies to the public by sale, rental, lease, or lending; (4) perform the works publicly; and (5) to display the work publicly. The Consultant waives its right to claim authorship of the works, to prevent its name from being used in connection with the works, and to prevent distortion of the works.
- 5.2 Other materials, methodology and proprietary work used or provided by the Consultant to The Client not specifically created and delivered pursuant to the Services outlined in this Agreement may be protected by a copyright held by the Consultant and the Consultant

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 14**

reserves all rights granted to it by any copyright. The Client shall not reproduce, sell, or otherwise make copies of any copyrighted material, subject to the following exceptions: (1) for exclusive use internally by The Client staff and/or employees; or (2) pursuant to a request under the Michigan Freedom of Information Act, MCL 15,231, *et seq.*, or any other state or federal open records act, to the extent that such statutes apply; or (3) pursuant to law, regulations, or court order. The Consultant waives any right to prevent its name from being used in connection with the services.

5.3 The Consultant will be provided with a copy of the the Client’s Freedom of Information Act (“FOIA”) policy. The Client is responsible for responses to FOIA requests, and the Consultant shall not directly respond to any third parties regarding any received FOIA requests. Upon receipt of a FOIA request, the Consultant shall immediately give that request to the the Client Clerk. The Consultant shall provide specific information requested by the Client for response to the FOIA request by the date and time requested by the the Client Clerk or in a specific format if so requested by the the Client Clerk.

5.4 If the Consultant receives a claim for damages, a summons or complaint, a subpoena or other document concerning a request for money damages, a threat of a lawsuit, or any court action proceeding, the Consultant shall immediately hand deliver these documents to the the Client Clerk.

5.5 In the event of litigation, the Client acknowledges that the Consultant can only produce information or materials requested at any point in the litigation process with authorization from the the Client Attorney or designated Legal Counsel. The Client agrees to defend Consultant against any and all claims when the Consultant is operating under the direction of the the Client Attorney, or other designated Legal Counsel, regarding such matters.

SECTION 6.0 - INSURANCE AND LIMITATION OF LIABILITY

6.1 During the term of this agreement, the Consultant agrees to procure and maintain in effect insurance policies in the amounts and with the types of coverage shown below:

1. Professional liability insurance protecting the Consultant and its employees in an amount not less than \$2,000,000.
2. Workers Compensation Insurance in the form and amount required by Michigan law.
3. Commercial General Liability Insurance on an “Occurrence Basis” with limits of liability not less than \$2,000,000 per occurrence and/or aggregate combined single limit, Personal Injury, Bodily Injury and Property Damage.

6.2 The Client and the Consultant shall have no liability to each other for any claim relating to

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 15**

this agreement in excess of the fees and expenses paid to the Consultant except pursuant to indemnification obligations concerning third party claims under Section 7.0. In no event shall the Client and the Consultant be liable to each other for indirect, special, incidental, or consequential damages, even if the Client and the Consultant have been advised of the possibility of such damages. Except as otherwise specifically provided in this agreement, neither party's liability to the other party under this Agreement shall exceed the total amounts paid or payable by the Client under this Agreement.

SECTION 7.0 - INDEMNIFICATION

The Consultant agrees, to the fullest extent permitted by law, to indemnify and hold the Client harmless from damages and losses arising from the negligent acts, errors or omissions of the Consultant in the performance of professional services under this Agreement, to the extent that the Consultant is responsible for such damages and losses on a comparative basis of fault and responsibility between the Consultant and the Client. The Consultant is not obligated to indemnify the Client for the Client's own negligence.

SECTION 8.0 - TERMS OF AGREEMENT

The term of this Agreement shall be for a period of approximately three (3) years from the date first entered into through December 31, 2027, unless mutually extended. In the event services continue to be provided beyond the expiration date, all rates and fees shall be adjusted five-percent (5%) unless otherwise agreed upon by the parties.

This agreement may be terminated by either the Client or Consultant individually or jointly upon sixty (60) days written notice. Compensation during the notice period would be paid by the Client to the Consultant if services are faithfully rendered to the Client.

SECTION 9.0 – GENERAL PROVISIONS

- 9.1 The Exhibits attached to and referenced in this Agreement are incorporated into this Agreement by reference and expressly made an integral and component part of this Agreement for all purposes and shall be binding upon the Parties. References to any Exhibit in this Agreement shall be deemed to include this reference and incorporation.
- 9.2 Any notice under this Agreement shall be addressed and directed to the representatives of the Parties identified in Section 2.0.
- 9.3 The headings contained in this Agreement are for convenience in reference and are not intended to define or limit the scope of any provision of this Agreement.
- 9.4 This Agreement is intended solely for the mutual benefit of the Parties hereto, and there is no intention, expressed or otherwise, to create any rights or interest for any party or person other than the Parties.

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 16**

- 9.5 CWA shall perform the services under this Agreement as an independent contractor and shall not be deemed by virtue of this Agreement to have entered into any partnership, joint venture, employer/employee or other relationship with the Client other than as a contracting party and independent contractor. Employees of CWA shall not be deemed to be employees of the Client for purposes of compensation, fringe benefits, workers' compensation, unemployment compensation, minimum wage laws, income tax withholding, social security, or any other purpose.
- 9.6 CWA will not discriminate against any employee or applicant for employment because of race, color, religion, sex or national origin. CWA will take affirmative action to ensure applicants are employed, and employees are treated during employment without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to the following: employment, upgrading, demotion or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship.
- 9.7 Nothing in this Agreement shall be construed to waive, limit, or otherwise modify any governmental immunity that may be available by law to the Client, its officials, employees, contractors, agents, volunteers, or any other person acting on behalf of the Client and, in particular, governmental immunity afforded or available pursuant to the Michigan Governmental Immunity Act, MCL 691.1401, *et. seq.*
- 9.8 This Agreement constitutes the entire agreement between the Parties, and all prior discussion, agreements and understandings, whether verbal or in writing, are merged into this Agreement.

If any section, subsection, clause, phrase or portion of this Agreement is for any reason held invalid, unlawful, or unconstitutional by any court of competent jurisdiction, that portion shall be considered a separate, distinct and independent portion of this Agreement, and the remaining portions of this Agreement shall remain in full force and effect

Roll Call: Supervisor Dabish Yahkind, Trustee Devereaux, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson, Trustee Schwartz
Nay: None
Absent: None

The motion carried unanimously.

F. RESOLUTION 2025-11, RESOLUTION TO PERMIT THE MICHIGAN DEPARTMENT OF NATURAL RESOURCES (MDNR) TO PROCEED WITH PUBLIC HEARING AND INVESTIGATE THE NEED FOR PRESCRIBED HUNTING AND FIREARM CONTROLS IN SUPERIOR TOWNSHIP

The motion was made by Trustee Schwartz and supported by Trustee Greene to approve the resolution.

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 17**

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO PERMIT THE MICHIGAN DEPARTMENT OF NATURAL
RESOURCES (MDNR) TO PROCEED WITH PUBLIC HEARING AND
INVESTIGATE THE NEED FOR PRESCRIBED HUNTING AND FIREARM
CONTROLS IN SUPERIOR TOWNSHIP
RESOLUTION NUMBER: 2025-11**

DATE: FEBRUARY 18, 2025

WHEREAS, Superior Charter Township has an existing Hunting Restrictive Ordinance No. 28 (as amended by Ordinance No. 40) that describes areas closed to hunting, special local regulations for hunting, and to provide for the safety of persons and property within the Township of Superior, Washtenaw County; and

WHEREAS, the Township's existing Hunting Restrictive Ordinance No. 28 (as amended by Ordinance No. 40) was enacted under the authority of the Hunting Area Control Act 159 of 1967 (M.C.L 317.331); and

WHEREAS, the Hunting Area Control Act 159 of 1967 (M.C.L. 317.331-317.336) was repealed in 1995, by Act 57, Imd. Eff. May 24, 1995; and

WHEREAS, the Superior Township Board of Trustees is concerned about the safety and well-being of persons or property that may potentially be endangered by hunters or discharge of firearms or bow and arrows; and

WHEREAS, for a Superior Township to establish or amend current hunting area controls, it must follow the process outlined in the state Natural Resources and Environmental Protection Act (NREPA) Act 451 of 1994 (MCL 324.101 et seq); and

WHEREAS, the Superior Township Board of Trustees may by resolution request the Michigan Department of Natural Resources (MDNR) to recommend closure of those areas where hunting or the discharge of firearms or bow and arrow may or is likely to kill, injure, or disturb persons who can reasonably be expected to be present in the areas or to destroy or damage buildings or personal property situated or customarily situated in the areas or will impair the general safety and welfare; and

WHEREAS, the Superior Township Board of Trustees desires to initiate passing a resolution requesting the MDNR to conduct a public hearing locally to receive input, followed by an investigation of the need for prescribed hunting and firearm controls or amending current controls; and

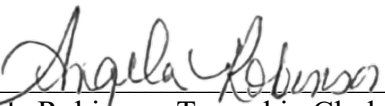
NOW, THEREFORE, BE IT RESOLVED that the Superior Township Board of Trustees approves to transmit this resolution to the MDNR to conduct a public hearing to receive input; investigate the need for prescribed hunting and firearm controls, and; to develop recommendations

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 18**

for prescribed hunting or firearms controls in accordance with the NREPA Act 451 of 1994 (MCL 324.101 et seq).

CERTIFICATION STATEMENT

I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board of Trustees held on February 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.



Angela Robinson, Township Clerk

02/18/2024
Date Certified

Roll Call: Supervisor Dabish Yahkind, Trustee Devereaux, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson, Trustee Schwartz
Nay: None
Absent: None

The motion carried unanimously.

G. RESOLUTION 2025-12, RESOLUTION TO ACCEPT QUOTE FROM PPM TREE SERVICE AND ARBOR CARE, LLC FOR REMOVAL OF TREES ON GEDDES ROAD BETWEEN ANDOVER AND WEXFORD FOR FUTURE NON-MOTORIZED PATH CONSTRUCTION

The motion was made by Treasurer Lewis and supported by Trustee Devereaux to rename the resolution title from “*Resolution 2025-12, Resolution to Accept Bid...*” to “*Resolution 2025-12, Resolution to Accept Quote...*”.

The motion was made by Clerk Robinson and supported by Trustee Devereaux to accept the quote from PPM Tree Service and Arbor Care, LLC for removal of trees on Geddes Rd. between Andover and Wexford for future non-motorized path construction.

**CHARTER TOWNSHIP OF SUPERIOR
WASHTENAW COUNTY, MICHIGAN**

**RESOLUTION TO ACCEPT QUOTE FROM PPM TREE SERVICE & ARBOR CARE,
LLC FOR REMOVAL OF TREES ON GEDDES ROAD BETWEEN ANDOVER AND
WEXFORD FOR FUTURE NON-MOTORIZED PATH CONSTRUCTION**

RESOLUTION NUMBER: 2025-12

DATE: FEBRUARY 18, 2025

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 19**

WHEREAS, the Charter Township of Superior (Township), in partnership with the Washtenaw County Road Commission (WCRC) has received a Southeast Michigan Council of Government (SEMCOG) Transportation Alternative Program (TAP) Grant to extend the non-motorized path on the south side of Geddes Road from Andover to Wexford.

WHEREAS, OHM Advisors has completed the design of the non-motorized pathway and has submitted the project to the Michigan Department of Transportation's (MDOT) Local Agency Program (LAP) for inclusion in their April bid letting.

WHEREAS, federal guidelines recommend the removal of trees outside the roosting season of the Indiana Bat and Northern Long-eared Bat from April 15th to October 1st.

WHEREAS, the MDOT contract is anticipated to be awarded in May or June of 2025, within the bat roosting season, and the Township.

WHEREAS, the Township desires to construct the pathway during the summer of 2025, and in order to start path construction in summer 2025, it is recommended to award a separate contract locally to remove trees outside the roosting season, prior to April 15, 2025.

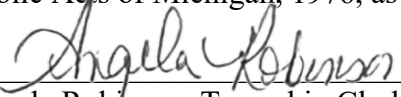
WHEREAS, the Township has received three quotes for removal of the trees, ranging from \$18,000 to \$21,250, from Owen Tree Service, PPM Tree Service & Arbor Care, and Burman Tree Service.

WHEREAS, all three companies can complete the work by the April 14, 2025 deadline, and both PPM Tree Service & Arbor Care, and Burman Tree Service provided sufficient detail in their proposals for award.

NOW, THEREFORE, BE IT RESOLVED that the Charter Township of Superior Board of Trustees hereby approves the proposed contract with PPM Tree Service & Arbor Care, LLC to remove trees on the south side of Geddes Rd from Andover to Wexford for the future non-motorized pathway extension project.

CERTIFICATION STATEMENT

I, Angela Robinson, the duly qualified Clerk of the Charter Township of Superior, Washtenaw County, Michigan, do hereby certify that the foregoing is a true and correct copy of a resolution adopted at a regular meeting of the Charter Township of Superior Board of Trustees held on February 18, 2025, and that public notices of said meeting were given pursuant to Act No. 267, Public Acts of Michigan, 1976, as amended.



Angela Robinson, Township Clerk

02/18/2024
Date Certified

Roll Call: Supervisor Dabish Yahkind, Trustee Devereaux, Trustee Greene, Treasurer Lewis, Trustee McKinney, Clerk Robinson, Trustee Schwartz

**CHARTER TOWNSHIP OF SUPERIOR
REGULAR BOARD MEETING
FEBRUARY 18, 2025
APPROVED MINUTES
PAGE 20**

**Nay: None
Absent: None**

The motion carried unanimously.

H. MOTION TO ACCEPT THE RESIGNATION OF KEITH LOCKIE AS SUPERIOR TOWNSHIP CONTROLLER

A motion was made by Trustee Devereaux and supported by Trustee Schwartz to accept Keith Lockie's resignation.

The motion carried 6 to 1.

BILLS FOR PAYMENT AND RECORD OF DISBURSEMENTS

The motion was made by Treasurer Lewis and supported by Trustee Schwartz to approve the bills for payment and record of disbursements totaling \$1,331,897.33.

The motion carried unanimously.

12. PLEAS AND PETITIONS

- **Rhonda McGill**, Barrington Dr., expressed concerns about Mr. Lockie resigning from his position five times, suggesting this indicates he doesn't want to stay and urged the board to find a local controller. She emphasized the need for collaboration among board members and urged the Supervisor to use a "we" approach rather than an "I" approach to decision making. She also mentioned that the Clerk should be involved in the decision-making and suggested giving a raise to Nancy Mason, the personnel manager.
- **Kelly Goolsby**, Community Health Worker, urged the board to hold Sycamore Meadows and Danbury Green accountable and reemphasized the Superior Township's need for community mental health services like Garrett's Space.

13. ADJOURNMENT

The motion was made by Supervisor Dabish Yahkind and supported by Trustee Devereaux to adjourn the meeting. The motion carried and the meeting adjourned at 9:09 p.m.

Respectfully submitted,

Angela Robinson, Clerk

Emily Dabish Yahkind, Supervisor

Supervisor's Report

February 18, 2025

1. Opioid Settlement Partnership Update

We are working with Washtenaw County Administration and Health officials to strategize the use of Opioid Settlement Funds that will impact the Township over the next decade and a half. Approximately \$16 million will be distributed countywide. Simultaneously, we are developing Requests for Proposals (RFPs) to establish funding priorities alongside the County. Additionally, the Township has unspent funds available.

2. Thurston Elementary School Proposal

We are closely collaborating with the Thurston Elementary Community, which represents a significant portion of Superior Township's youngest residents, regarding the proposal to build a new Thurston Elementary School. The school houses many Early 5s students as well as students with special needs. The proposal raises serious safety concerns, including the proposed new school's proximity to an open body of water, four-plus years of active construction only five feet from the nearest classroom, and environmental factors that could increase long-term facility costs and almost certainly contribute to flooding in the surrounding community. I have requested and am working with Michigan's Department of Environment, Great Lakes, and Energy (EGLE) as well as State legislators to address these issues and provide insight into how the Ann Arbor Board of Education arrived at this proposal, as this has been unclear to community members who funded the bond to make such projects possible.

3. Eastern Washtenaw County Recreation Center Engagement

With a hopeful grand opening in 2027, plans for the Recreation and Community Center are progressing. Washtenaw County Parks is leading the development and community engagement efforts for the project. As a partner in the development, our next steps include refining the design based on community feedback and looking to successful models both in Michigan and beyond. We aim to collaborate on developing program models that will enhance the center's offerings so that the facility uplifts the community and is not merely an athletics facility.

4. Ordinance Updates: Hunting and Burning

We are in the process of drafting amendments to the Township's hunting and burning ordinances. Given the development in our community, these ordinances are

outdated. Our goal is to balance community safety while addressing the needs of residents.

5. MEDC Partnership to Support Local Businesses

Discussions with the Michigan Economic Development Corporation (MEDC) have opened doors to potential opportunities for strengthening local commercial ventures. We are exploring grants and technical assistance programs to empower small businesses and stimulate economic growth along major corridors in the Township zoned for such activity.

6. Expanding Community Listening Sessions

To enhance community engagement, I am launching additional listening sessions across more neighborhoods. These sessions will provide residents with a platform to share their concerns and suggestions on topics such as infrastructure, public safety, and community services. Our goal is to ensure that all voices are heard and reflected in decision-making.

7. Sycamore and Danbury Community Initiatives

We continue to collaborate with the U.S. Department of Housing and Urban Development (HUD), Michigan State Housing Development Authority (MSHDA), Legal Services, and the Washtenaw County Sheriff's Office to improve living conditions and hold property owners accountable at the Sycamore and Danbury complexes. The Rental Inspection Program and Amendment to the Danbury Pilot are key tools to strengthen the Township's ability to intervene effectively.

Other items of note:

- Continuing to update fee schedules for various departments including Buildings and Planning
- Finding relief for the General Fund through charging off time for Supervisor and Deputy Supervisor to the appropriate accountings e.g. Buildings, Law, etc.
- Working with insurance company to replace the downed Oakbrook sign on Prospect Rd.
- Working with residents on concerns related to outputs with sidewalk program.
- Exploring cross-training opportunities for cost savings across departments.



Grobbel Environmental & Planning Associates

PO Box 58

Lake Leelanau

Michigan

49653

February 11, 2025 (Revised 2/18/25)

Emily Dabish Yahkind, Supervisor
Superior Charter Township
3040 North Prospect
Superior Township, MI 48198

RE: Summary of Conservation Easements and other Voluntary Property Use Restrictions in Michigan.

Dear Supervisor Yahkind,

It is my understanding that the Superior Township Board of Trustees has been requested by representative(s) of Garrett's Space to change the required Conservation Easement (CE) to a deed restriction within their Planned Community. There are substantive differences between these two approaches.

Conservation easements (CE) are voluntary contractual agreements between two parties that restrict and limit future development of a parcel, or portions of a parcel, *in perpetuity*. Under Michigan law (i.e., MCL 324.2140), CEs may be held by land trusts, local units of government, or the State of Michigan.¹

CEs may be and are typically highly-tailored to the specific needs, circumstances and conditions of a parcel and its landowner(s). Like other real property easements, a CE is a right of use, not a fee simple or propriety/ownership interest in a parcel, that runs with the land not with the landowner(s). A valid, legally executed CE binds and is incumbent upon all future landowners. CE properties remain in private ownership, and do not allow public access or use, i.e., are typically intended to conserve natural resources, productive farmland, environmental features, and/or historic places/structures.

CEs differ in large part from other forms of voluntary property use restrictions (i.e., deed restrictions, covenants, and/or deed conditions) as **CEs must involve a 3rd party** who holds and enforces the terms of the CE at the subject parcel. While also typically *in perpetuity*, **these other forms of deed restrictions are self-enforced by a landowner/warranty deed holder.**

As spelled out in a CE, **it is typical for CE holders to have the right to enter the subject parcel at reasonable times and reasonable prior notice to monitor and/or enforce the terms of a CE agreement.**

Land trusts and local units of government often work cooperatively, and as such a land trust may enter early into a CE negotiations to tailor and secure the CE, and then transfer a parcel CE to the local unit of government for long-term CE monitoring, enforcement and/or occasionally forms of property maintenance.

¹ MCL 324.2140 Definitions: (a) "Conservation easement" means an interest in land that provides limitation on the use of land or a body of water or requires or prohibits certain acts on or with respect to the land or body of water, whether or not the interest is stated in the form of a restriction, easement, covenant, or condition in a deed, will, or other instrument executed by or on behalf of the owner of the land or body of water or in an order of taking, which interest is appropriate to retaining or maintaining the land or body of water, including improvements on the land or body of water, predominantly in its natural, scenic, or open condition, or in an agricultural, farming, open space, or forest use, or similar use or condition.

Garrett's Space Open Space Preservation

The Board of the Charter Township of Superior, Washtenaw County conditioned the Garrett's Space Zoning and Land Use Agreement, among other things, within Section 1.4(3) of the Development Agreement upon "(o)pen and common space² and conservation easement protection, maintenance and permitted activities within respective open space and conservation areas...restricting 58 acres (of Garrett's Space parcels) ... **from the construction of structures**, but may permit underground utilities, septic drain fields, water wells, walking paths, and elements, **landscape installation and elements**, drainage elements such as retention/detention, rain gardens, culverts, swales, or other facilities required for the land use approved in this Agreement, and shall require such areas to be maintained as specified as part of the terms of the **conservation easement**."³

The Superior Charter Township Zoning Ordinance defines a "structure" as "anything constructed or erected, the use of which requires **location on the ground** or attachment to something having location on the ground, **including, but not limited to, buildings, ... sheds, signs and storage bins, but excluding sidewalks and paving on roads, driveways, parking areas and patios.**" These structures are thereby precluded from location within the required Garrett's Space CE area pursuant to the Township's Zoning Ordinance.

Additionally, the Development Agreement's allowance of landscape, hardscape and similar improvements are incompatible and inconsistent with the stated intent and purpose of the required open space CE to permanently "**restrict from development of new buildings or structures**..." conserve "unimproved areas," and "**restrict** (within the CE area) **from the construction of structures**,"⁴ and thereby should not be allowed with the CE area.

Although the Township-approved open space and natural feature conservation mechanism of a CE is used somewhat interchangeably with a "deed restriction," as noted above these are very different land use restriction methods in the practices of open space monitoring and enforcement.⁵ The Superior Charter Township Zoning Ordinance definition of "**landscaping**" **includes hardscape structures and elements**, which is incompatible with the stated purpose and intent of open space and natural features preservation as condition of Township approval for Garrett's Space.⁶

Lastly, Section 1.4(5) of the Garrett's Space Development Agreement limits open space preservation enforcement to the Township, thereby precluding the use of a self-enforced deed restriction (i.e., by Garrett's Space).

² Superior Charter Township Zoning Ordinance, effective August 14, 2008, as amended Section 146 defines "open space" as all land within a development that has been set aside as common land, under public or private ownership or control, for recreation, conservation, agricultural uses, preservation in an undeveloped state or similar use.

³ Superior Township Development Agreement: Garrett's Space, pp. 1-7.

⁴ Superior Township Development Agreement: Garrett's Space. Sections 1.4 (1) and 1.4 (3), p. 2. CE purpose(s) are also expressed within Township's April 26, 2023 Recommendation of Approval: Garrett's Space (5) Additional eligibility criteria of conservation of open space as the long-term conservation of open space...or land with significant natural features in the Township will be achieved in accordance with the adopted Growth Management Plan.

⁵ It is noted that the Area Plan Review for Garrett's Space, Carlisle/Wortman, April 19, 2023 exclusively proposed the use of a CE for open space conservation to comply with the Superior Charter Township Zoning Ordinance's Section 7.102.C., see Zoning Ordinance Standards (4), p. 17: (9), pp. 18-19; and Open Space and Natural Feature Preservation (2) and (3), p. 21.

⁶ Superior Charter Township Zoning Ordinance, effective August 14, 2008, as amended Section 111: Definitions defines "**landscaping**" and the treatment of the ground surface with live plant materials such as, but not limited to, grass, ground cover, trees, shrubs, vines, and other live plant material. In addition, a landscape design may include other decorative materials, such as wood chips, crushed stone, boulders, or mulch. Structural features such as fountains, pools, statues, and benches shall also be considered a part of landscaping. but only if provided in combination with live plant material. Artificial plant materials shall not be counted toward meeting the requirements for landscaping.

Proposed Conservation Deed Restriction

A proposed conservation deed restriction dated January 24, 2025 has been presented to Superior Charter Township "in the meantime" ...claiming that the "process of review and approval of a conservation easement for the (Garrett's Space) Property by suitable grantees requires an extensive period of time."⁷ As detailed above, the rezoning of the subject property was conditioned by Superior Charter Township, among other things, upon the execution of a legally-binding **Conservation Easement** to protect environmentally sensitive and ecologically significant portions of the project properties including the Fleming Creek corridor and associated riparian wetlands, slopes, woodlands, other wetland areas, vistas, wildlife habitat, etc. The eleventh hour substitution of another long-term conservation mechanism is not supported by the administrative record in this matter, and is likely in violation of the Township's final decision in rezoning this parcel. It is therefore strongly recommended that the Township forego the initiation of the original Garrett's Space rezoning agreement until such time that a CE has been agreed to and recorded by the parties, with the opportunity for public review and input through public comment.

Author's Background

I have 35 years of experience as an environmental professional working for the Michigan Departments of Natural Resources/Environmental Quality, in the private sector as a sole proprietor and co-owner of an environmental engineering firm in Traverse City and Detroit, and for Michigan State University/MSU Extension. This experience includes land protection including conservation easement monitoring/enforcement; environmental site assessment, investigation and remediation; remedial design and oversight; regulatory assessment and compliance; compliance and enforcement actions; air, groundwater, critical dune, high risk erosion, and surface water permitting; PIPP/SPCC preparation and review; wetland science, restoration, and permitting; community planning and zoning; design and instruction of several related university courses; and expert witness services.

If you have any questions regarding this matter, please contact me at 231-499-7165 or grobbelenvironmental@gmail.com.

Sincerely,

Grobbel Environmental & Planning Associates



Christopher P. Grobbel, Ph.D.
Sr. Project Manager

References

Charter Township of Superior, Washtenaw County, Michigan, Resolution Approving Garretts Space Development Agreement, Resolution Number: 2024-59, dated October 21, 2024, and Superior Charter Township, Development Agreement: Garrett's Space.

Charter Township of Superior, Washtenaw County, Michigan, Ordinance Amending Ordinance No. 174-25, second reading June 20, 2023.

Area Plan for Superior Township, Michigan: Garrett's Space, dated April 19, 2023, pp. 1-22.

Superior Charter Township 2024 Comprehensive Plan, adopted March 18, 2024.

Superior Charter Township Zoning Ordinance, as amended, and effective August 14, 2008.

Garrett's Space Conservation Deed Restriction, Draft dated January 6, 2025, and revised January 24, 2025.

⁷ Garrett's Space Conservation Deed Restriction, Draft dated January 6, 2025, and revised January 24, 2025, p. 271 of 314.

From: Emily Adkison <adkison.emily@gmail.com>
Sent: Monday, February 17, 2025 2:20 PM
To: Emily Dabish Yahkind <edy@superior-twp.org>
Subject: Concerned about GS moving away from Conservation Easement

You don't often get email from adkison.emily@gmail.com. [Learn why this is important](#)
Hi Emily,

I see that Garret Space has an agenda item on tomorrow's BOT mtg. I'm concerned about it.

The conservation easement was a central part of the rezoning A2 to PC. I am concerned about moving away from a conservation easement to a Deed Conservation Restriction. Conservation Easements and Deed Conservation Restrictions are not the same thing, but GS representatives will tell you differently. Conservation Easements has 3rd party management, which provides the protection for how it is preserved.

The Development Agreement that was approved right before the new board was sworn mentions a deed restriction clause. The clause is *"In the event that GS is unable to find an entry to partner with to establish a conservation easement, GS agrees to execute a deed restriction."* There are several possible partners. It seems that GS is choosing not to partner with them vs. not finding a partner.

- **Washtenaw County Parks & Rec Commission unanimously on 11/12/24 to approve the GS Conservation Easement, along with other easements.** I believe that Brenda McKinney is also on this board (and at the 11/12 mtg) and can provide that perspective and updates.
- **EGLE is interested in being their partner,** too, for a conservation easement. The e-mail below shows that GS via Midwestern Consulting says **"after much consideration, GS has decided not to pursue the conservation easement with EGLE."** See below.

The notes from the **9/25 Planning Commission Mtg** state that **there should not be any issue with finding a partner for the easement.** Below is the excerpt on Page 5: *"Chair Gardner started out with a question for the applicant as to what would be the reason the County may not accept the Conservation Easement? Ms. Briere stated that she does not foresee any reason why they would not accept the Conservation Easement because to date their feedback has been very positive. Some discussion pursued around whether the County Parks and Recreation Department would require public access to the easement. Mr. Halpert stated that to protect participants of GS, any public access associated with the Conservation Easement property would need to be extremely limited (e.g., one of 2 times a year when participants were not at the facility). Kind of like an open house. Chair Gardner also asked what type of oversight would be required for maintaining the Conservation Easement because it was basically just a woodland. Mr. Halpert stated that he was not aware of any significant oversight required."*

Please require GS to accept a partner for the Conservation Easement. There are 2 options. No Deed Conservation Restriction is needed. There are willing partners for Conservation Easements.

Emily

over

From: Candice M. Briere <cmb@midwesternconsulting.com>
Sent: Wednesday, January 29, 2025 9:17 AM
To: Bales, James (EGLE) <BalesJ@michigan.gov>
Subject: 3900 N Dixboro Road, AA Twp - Conservation Easement (HQ6-SIAD-314C5)

CAUTION: This is an External email. Please send suspicious emails to abuse@michigan.gov

Good Morning, Jim.

After much consideration, Garrett's Space has decided not to pursue the conservation easement with EGLE. Garrett's Space is committed to the conservation easement and will continue working with Washtenaw County to get the easement established. In the meantime, Garrett's Space is working with Superior Township to record a conservation deed restriction on the property that would provide the same protections and restrictions as the conservation easement as they work through the process with the County.

Thank you for all of the information you have provided throughout this process. If you have any questions, please feel free to contact me. Thanks.

Candice M. Briere, AICP, PMP
Associate / Project Manager / Senior Land Planner
Direct 734-332-5329
MIDWESTERN CONSULTING
3815 Plaza Drive | Ann Arbor, MI 48108 | 734-995-0200

February 18, 2025

Dear Superior Township Board of Trustees:

I write to urge your board to take expeditious action to grant the deed restriction and any necessary approvals for Garrett's Space because it will provide vital services for our community and its young people.

As a member of the Washtenaw County Board of Commissioners I respect and appreciate the challenges of local government and the position the Superior Township Board finds itself in regarding land-use. Providing input on a township matter is not something I normally do, but I feel compelled in this case because of its impact on the availability of youth mental health services needed throughout the county. I am also on the Washtenaw County Community Mental Health Board (CMH) and the primary author of the 2017 Mental Health and Public Safety Millage which was reauthorized in 2024, so I have great interest in meeting the mental health needs of Washtenaw County residents.

Garrett's Space will fill a unique role in the mental health services our community offers its young people. It will do so in a wholistic manner and as a respite from the normal settings of mental health service interaction, putting to use the beauty and connections to nature which Superior Township provides. It will also provide these functions with millage funding approved by both the CMH board and the Board of Commissioners. Roughly \$375,000 in millage funds will be used to ensure staff capacity and technical assistance. Millage funded projects are among the most innovative in our community and they represent a unique opportunity to realize gains in our mental health environment.

You have to balance many interests at all times. I respect that reality and applaud the thoughtful way you do your work. I ask you to please expedite any and all approval process steps for Garrett's Space, without any additional burden. I ask this because Garrett's Space will provide resources to our young people which are dearly and widely needed. I also ask this because it will take advantage of a funding source which is unique in our state (and likely the nation) which Washtenaw County voters have now twice approved. Please use this moment to create a significant and positive impact for all our youth. Thank you for your consideration of my comments and please do not hesitate to contact me if I can be of any assistance.

Sincerely,



Andy LaBarre
Member of the Washtenaw County Board of Commissioners
District 7
2411 Meadowridge Ct.
Ann Arbor, MI 48105
(734) 945-1298

Katie Scott
926 Loyola Drive
Ann Arbor MI 48103

Board of Trustees
Superior Township
3040 N. Prospect Rd.
Ypsilanti, MI 48198

Dear Members of the Superior Township Board of Trustees,

As some of you may know, in addition to my role as chair of the Washtenaw County Board of Commissioners and representative for District 9, my "day job" is a nurse in the ICU; I have been doing this for almost 20 years now. I am confronted with trauma every day in my job, and some of the most difficult times were during the height of the COVID pandemic. My patients were alone in the hospital, struggling, near death, and sometimes dying, alone. The emotional load we carried at the time was the most consistently heavy I have experienced. I found I could counter some of it by taking long walks in nature. I thought about Rachel Carson, the esteemed conservationist. She said, "Those who contemplate the beauty of the earth find reserves of strength that will endure as long as life lasts."

Which brings me to my point: I am writing to express my enthusiastic support for Garrett's Space and to implore you not to delay the construction of their planned facility, as well as to continue your commendable efforts to preserve the 58 acres of land in question. Garrett's Space represents an invaluable resource for our community, one that not only addresses a critical need for mental health support but also serves as a symbol of hope and healing.

The significance of Garrett's Space's mission cannot be overstated. In a time where mental health issues are increasingly important, Garrett's Space offers a revolutionary approach by providing a welcoming and supportive environment for young adults grappling with mental health challenges. The combination of mental health services with the tranquility and therapeutic benefits of natural surroundings would be a unique addition for our community, and one for which Superior Township is especially well suited. Moreover, this initiative not only fills a void in Washtenaw County but has the potential to become a beacon and model for communities nationwide seeking effective mental health solutions.

Statistics and personal stories underline a dire need for enhanced mental health resources in our county. Garrett's Space provides an essential support system that fosters growth, resilience, and healing. By establishing a serene and nurturing setting on preserved land, Garrett's Space can offer an unparalleled opportunity for young people to find solace and recovery in nature—a proven method to enhance mental well-being.

I understand that balancing development with conservation is a complex task; however, the unique vision of Garrett's Space aligns with the fundamental values of environmental stewardship and community enhancement. Preserving the 58 acres not only honors the natural beauty of Superior Township but also forms an integral part of the therapeutic landscape critical to the mission of Garrett's Space.

I urge you to continue your support for Garrett's Space by facilitating the timely construction of their facility and ensuring that this vital resource can begin serving our community without delay.

The potential positive impact on countless lives far outweighs the challenges of integrating this facility into our community.

Thank you for considering this heartfelt appeal in support of Garrett's Space. Your leadership and commitment to the welfare of our community are greatly appreciated, and I am hopeful about the realization of Garrett's Space to benefit generations to come.

Sincerely,

A handwritten signature in black ink, appearing to read 'Katie Scott', with a stylized, cursive flourish at the end.

Katie Scott

RENTAL HOUSING CERTIFICATION

Rental Housing Certification is a key component in helping a community maintain a minimum quality standard for its housing stock. The greatest impact the township could have on housing quality would be to make sure existing housing units were regularly maintained. It is vital to have a Rental Housing Certification program that promotes quality housing without being overly burdensome for tenants or landlords. Carlisle|Wortman Associates (CWA) has well-trained and experienced Rental Housing Certification staff to administer a program customized to meet Superior Township's specific needs and requirements.

Rental housing is exposed to extra wear and tear over time due to tenant turnover. The frequency and quality of maintenance varies widely among landlords and can impact neighborhood property values. Since landlords are not required to be licensed or qualified to manage properties, it's crucial that townships adopt and enforce a minimum threshold of maintenance quality that must be met in order to rent for human occupancy.

CWA stands ready to help craft, implement, and administer a Rental Housing Certification program that meets Superior Township's unique needs. We will facilitate everything from drafting an ordinance and fee schedule to implementing registration and inspection requirements. CWA will administer your Rental Housing Certification program with accountability to all stakeholders.

HOW WILL RENTAL HOUSING CERTIFICATION BENEFIT STAKEHOLDERS?

SUPERIOR TWP BY THE NUMBERS

841	Self-Reported Renter Occupied Households
15%	Households Self-Reported as Renter-Occupied
570 (?)	Multifamily Apartments
831 (?)	Mobile Home Units
100 (?)	Single-Family Rental Units
\$1,781	Median Gross Rent (2022)
\$2,305	Advertised Average Rent (2025)

Tenant/Resident Benefits

- ✓ Ensures rental housing meets minimum habitability standards for property maintenance
- ✓ Enhances & protects occupant health and safety
- ✓ Reduces the anxiety of living with (or next to) deferred maintenance beyond your control
- ✓ Minimizes the need for seeking help with repairs
- ✓ Helps find certified and safe rental housing

Property Owner Benefits

- ✓ Controls maintenance costs through early identification of defects needing repair
- ✓ Improves property value and tenant retention
- ✓ Usable life of dwelling units extended
- ✓ Certification helps justify market rental rates
- ✓ Rental registry serves as a leasing marketing tool
- ✓ Reliable documentation of property conditions

Municipal Benefits

- ✓ Ensures rental housing is regularly maintained
- ✓ Improves and maintains the quality of life in neighborhoods
- ✓ Helps identify and correct potentially hazardous conditions previously done without permits and never inspected for code compliance and safety
- ✓ Helps identify and abate unsightly and potentially dangerous structures previously altered without zoning or building code approval
- ✓ Reduction, over time, in the demand for complaint-driven code enforcement that adds stress on township resources
- ✓ Mandatory registration helps identify previously unknown rental properties
- ✓ Helps the Assessing Department verify the accuracy of the Principal Residence Exemption (PRE) status of single-family homes that are leased
- ✓ Registry of Certified Rental Housing published on the Township website provides a handy listing of safe and certified rental units for residents seeking to relocate to or within the township

HOW WILL RENTAL HOUSING CERTIFICATION HAPPEN?

Ordinance and Fee Schedule Adoption

The first step is ordinance adoption which typically requires two public readings and affords residents and non-resident landlords opportunities to hear details and offer input. If an ordinance already exists, we will work with Township staff to update it. In coordination with ordinance adoption, a schedule of fees is established for the various services required to administer the Rental Housing Certification ordinance. CWA staff will help develop a fee schedule that covers the cost of providing services (including Township overhead).

Rental Registration

Once an ordinance and fee schedule are in effect, landlords will be required to register their dwelling units available for rent in Superior Township. We will send notification letters to single-family property owners claiming less than 100% PRE as a starting point, in addition to contacting multifamily apartment building owners and mobile home community owners. The city will publish a Rental Housing Registry using the information provided by landlords during registration. Such a registry is very useful to police and fire departments for response to emergencies, and it serves as an online guide for tenants to find safe, certified housing.

Registration allows Superior Township to have an accurate count of the number of rental units within its jurisdiction. It also allows for the Township to determine what structures – and characteristics of structures – are able to be rented for human occupancy. For instance, this could help eliminate situations in which individuals are living in unheated or windowless garages, below grade unfinished basements lacking fire safety egress, structures without a physical address such as accessory buildings, and buildings that have been condemned. Rental registration delineates what is a habitable, leasable structure as defined by a fair, equitable, and transparent standard.

Rental Inspection

Once a rental registry has been created, we will organize a systematic inspection schedule in alignment with the Housing Law of Michigan. Not every registered dwelling can be inspected all at once; we will schedule inspections to ensure that certificate renewals and staff workloads are strategically distributed over time. Each landlord will receive adequate notice to prepare for their inspection and notify their tenants. We'll even help tutor landlords on property maintenance standards and provide checklists in advance for successful inspection outcomes.

What Does an Inspector Look For?

The housing inspector will observe the exterior grounds, exterior building, and interior spaces to verify compliance with the Township's Property Maintenance Code. It's that simple. Rental Housing Certification *does not* mean electrical, plumbing, and mechanical upgrades to older structures. It simply means maintaining a structure in safe and proper condition as required under the code when it was built. When violations are discovered, reasonable time is given to correct them, and they're re-inspected to verify compliance.

Certificate of Compliance

Upon successful completion of inspection, each dwelling unit and building will be granted a Certificate of Compliance. Certificates are renewed typically biennially, to ensure that each rental property is regularly maintained to the minimum standards established by the Township. When a tenant complaint is received at any time, an investigation will be conducted as required by state housing law. Verified code violations will be documented and corrected in accordance with ordinance requirements. In the rare event that an occupied dwelling has not earned a Certificate of Compliance in a reasonable period of time, legal action may be recommended for the health and safety of the occupants.

Some Things to Expect

Based on our experiences, three important things can be anticipated to occur:

Conversation About Rent Increases


It is natural to expect landlords to raise concerns about increasing rent to recover the cost of program compliance. When the actual cost is broken down and analyzed, it usually equals less than ten dollars (\$10) per month per dwelling unit, or about one-half of one-percent of monthly rent (0.5%). CWA will provide an actual landlord compliance cost estimate for the Board of Trustees to review with fee schedule recommendations. In our experience, the cost to comply with ordinance requirements has never made housing certification unaffordable and is far outweighed by the health and safety benefits.

Discovery of Unlawful or Dangerous Rental Dwellings

When implementing rental housing certification, it is common to encounter instances of unlawful or dangerous dwellings that may have existed for long periods of time. The two most common scenarios are: 1) single-family houses converted to multi-family or rooming houses without zoning or planning commission approval; and 2) single-family houses subdivided without building code compliance including fire wall separation. These common scenarios may possibly be remedied through rezoning or special land use processes, or through physical alterations approved under permit. CWA staff will work together with other Township departments and property owners to resolve issues and provide safe, compliant housing.


Noticeable Improvement in the Condition of the Housing Stock

Whether it's a single apartment building, an entire apartment complex, or a few rented homes in a neighborhood, Rental Housing Certification will result in noticeable improvements in the overall condition of the rental housing stock over time. The first inspection cycle typically discovers and corrects the greatest number of code violations, followed by a positive ripple effect as other homeowners see and appreciate improvements.




**Carlisle | Wortman
Associates**

Helping the leaders of Michigan communities
define and realize their futures.



Municipal Planning & Building Services
cwaplan.com - 734-662-2200



**SUPERIOR TOWNSHIP
RENTAL HOUSING CERTIFICATION
PROJECTED LANDLORD COMPLIANCE COSTS**
**using 10% municipal administrative markup*

AVERAGE OF 6 S.F. HOMES ADVERTISED FOR RENT ON 2/17/2025			
Single Family Home	Fees		
Registration	\$85		
Biennial Inspection	\$140		
One Reinspection	\$65		
TOTAL	\$290		
		Monthly Dollar	% of \$2,233
		Amount	average rent
MONTHLY COST	1ST CYCLE + REGISTRATION	\$12.08	0.54%
MONTHLY COST	SUBSEQUENT CYCLES	\$8.54	0.38%
MONTHLY COST	12-MO INCENTIVE BONUS	\$5.69	0.26%

REDWOOD APARTMENT HOMES			
MultiFamily Apt Bldg with 8 Units	Fees		
Registration	\$140	(\$140 X 1)	
Biennial Bldg Inspection	\$140	(\$140 X 1)	
Biennial Unit Inspections (8)	\$660	(\$82.50 X 8)	
Biennial Accessory Facility Inspections (3)	\$250	(\$83.33 X 3)	
One Reinspection Each (12)	\$800	(\$66.66 X 12)	
TOTAL	\$1,990		
		Monthly Dollar	% of \$2,378
		Amount	average rent
MONTHLY COST	1ST CYCLE + REGISTRATION	\$10.36	0.44%
MONTHLY COST	SUBSEQUENT CYCLES	\$9.64	0.41%
MONTHLY COST	12-MO INCENTIVE BONUS	\$6.42	0.27%

**MARKET RATE ADVERTISED RENT
SUPERIOR TOWNSHIP**

**as of February 2025*

	Address	Size	Advertised Rent	Avg Rent
SINGLE FAMILY HOMES	Ravenshire	4 bdr	\$2,500	
	Ridge Rd	1 bdr	\$1,300	
	Warwick Ct	4 bdr	\$2,699	
	Stamford Rd	3 bdr	\$2,250	
	Stamford Rd	3 bdr	\$2,400	
	Hamlet Dr	3 bdr	\$2,250	
	Single Family Home Average			\$2,233

		Size	Advertised Rent		Avg Rent
APARTMENT COMPLEXES	Sycamore Meadows (262)	1 bdr	30% of Gross Income		N/A
		2 bdr			
		3 bdr			
	Danbury Park Manor (151)	1 bdr	30% of Gross Income		
		2 bdr			
		3 bdr			
	Redwood (125)	2 bdr	\$1,945	\$2,810	\$2,378
	Multifamily Apartment Average				\$2,378


SEMOG COMMUNITY DATA

	2010	2020	2010-2020 Pct Change	SEMOG JUL 2024	SEMOG 2050
Population	13,058	14,832	13.6%	14,851	19,030
Average Household Size	2.63	2.66	1.1%	2.49	2.55

	2010	2023	2010-2023 Change	2010-2023 Pct Change
Owner Occupied	3,898	4,651	753	19.3%
Renter Occupied	1,026	841	(185)	-18.0%
Vacant Housing	398	186	(212)	-53.3%
Total Housing Units	5,322	5,678	356	6.7%

Owner Occupied Pct	73.2%	81.9%		8.7%
Renter Occupied Units	19.3%	14.8%		-4.5%
Vacant Housing Units	7.5%	3.3%		-4.2%

Median Housing Value	\$255,242	\$281,600	\$26,358	10.3%
Median Gross Rent	\$1,104	\$1,781	\$677	61.3%

 Outlook

RE: Board Meeting

From Keith Lockie <klockie@superior-twp.org>

Date Fri 2/7/2025 9:22 AM

To Angela Robinson <arobinson@superior-twp.org>

Cc Emily Dabish Yahkind <edy@superior-twp.org>

I resign as Controller at end of day, today. Emily, please call me on where we go from here.

Keith T. Lockie

Controller

Charter Township of Superior

(734) 649-2600